



## Design, Heritage, & Planning Statement

Demolition of existing garage and its replacement with a detached building forming ancillary accommodation. Demolition of existing single storey rear extension and its replacement with a two storey rear extension and porch to side elevation.

Crooked Cottage, Bethel Row, Throwley.



## **Introduction**

This is a full planning application for extensions and alterations to Crooked Cottage.

Crooked Cottage (Formerly listed as Yew Tree House), is a grade 2 listed hall house building of timber frame construction clad with painted brickwork.

The house is circa C15, with the end bay being a modern two storey C20 addition and single storey garden room. (Built in 1975).

The property requires maintenance and restoration.

To the garden is a detached modern garage (Built in 1975), which is suffering from movement and lack of maintenance.

## **Executive Summary**

- Demolish the modern garden room and replace with two storey extension.
- Replace modern garage with new detached building.
- Oak frame porch to side elevation.
- Removal of modern partitions inside dwelling.



## **Identification of Heritage Assets for Assessment**

### **Paragraph 194 of NPPF**

Paragraph 194 of the NPPF states: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance....”

The heritage assets that could potentially be affected by the subject proposals are outlined below.

### **Non-Designated Heritage Asset**

There are no non-designated heritage assets, including locally listed buildings, that could potentially be affected by the proposals.

### **Official Listed Entry Details**

TQ 95 SE 6/161

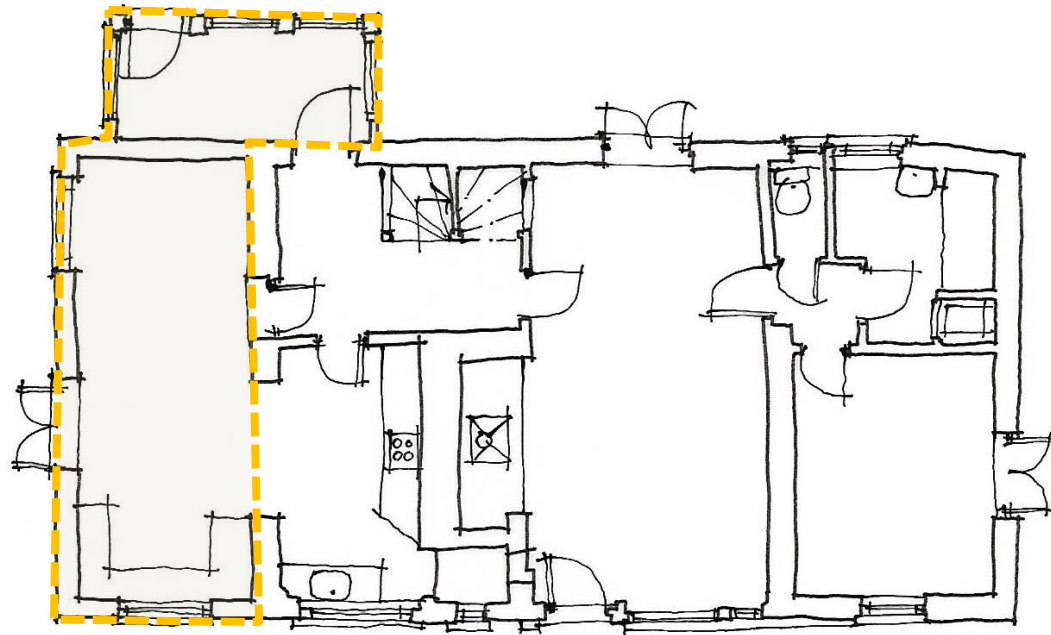
THROWLEY BETHEL ROW Crooked Cottage

(Formerly listed as Yew Tree House, BETHEL ROAD (east side))

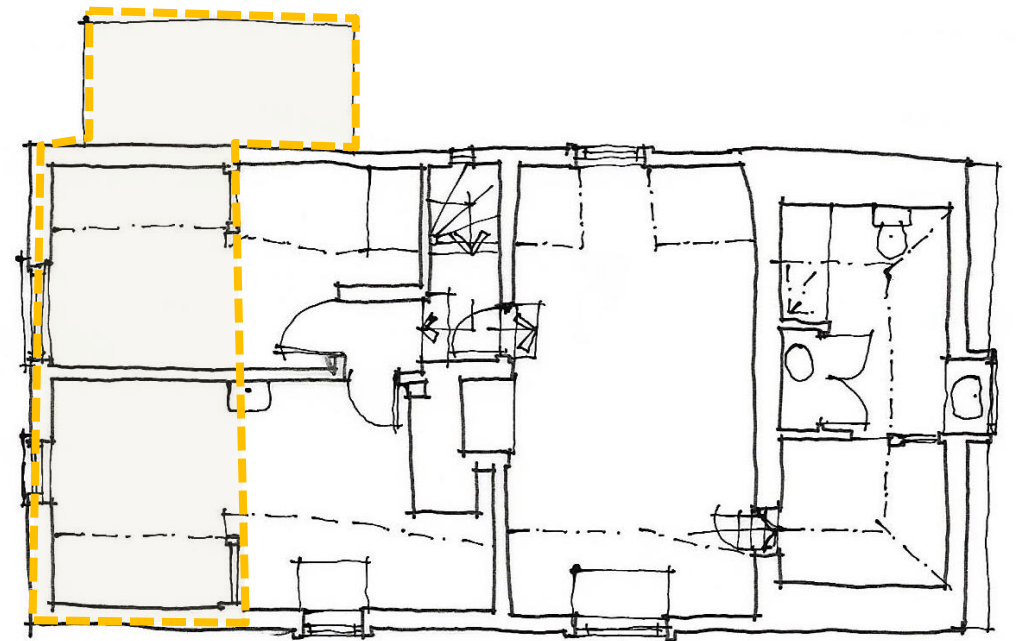
GV II

House. C15. Timber framed, exposed in 1 bay with painted brick infill, the rest clad with painted brick, with plain tiled roof. One storey and attic on plinth with roof gabled to left and hipped to right with 2 raking dormers and central stack. Five wooden casements and boarded door to centre right with flat hood. End left bay C20 addition.

Listing NGR: TQ9983254156



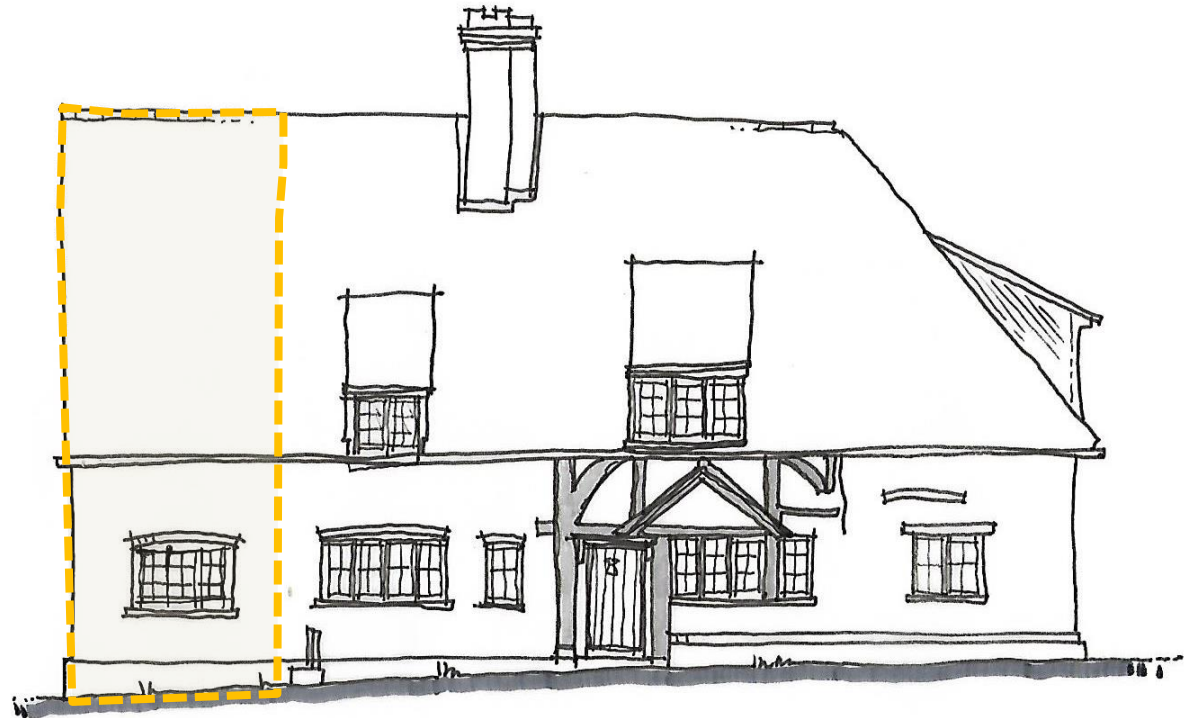
**Above:** Existing GFP (1975 addition highlighted)



**Above:** Existing FFP (1975 addition highlighted)



**Above:** Existing Side (1975 addition highlighted)



**Above:** Existing Front (1975 addition highlighted)



**Above:** Existing Side (1975 addition highlighted)



**Above:** Existing Rear (1975 addition highlighted)



**Above:** Rebuilt side elevation

### Side Elevation

The side elevation was completely rebuilt in 1975 as part of an over haul of the property.

The proposed oak frame porch will cat slide off the rebuilt roof.



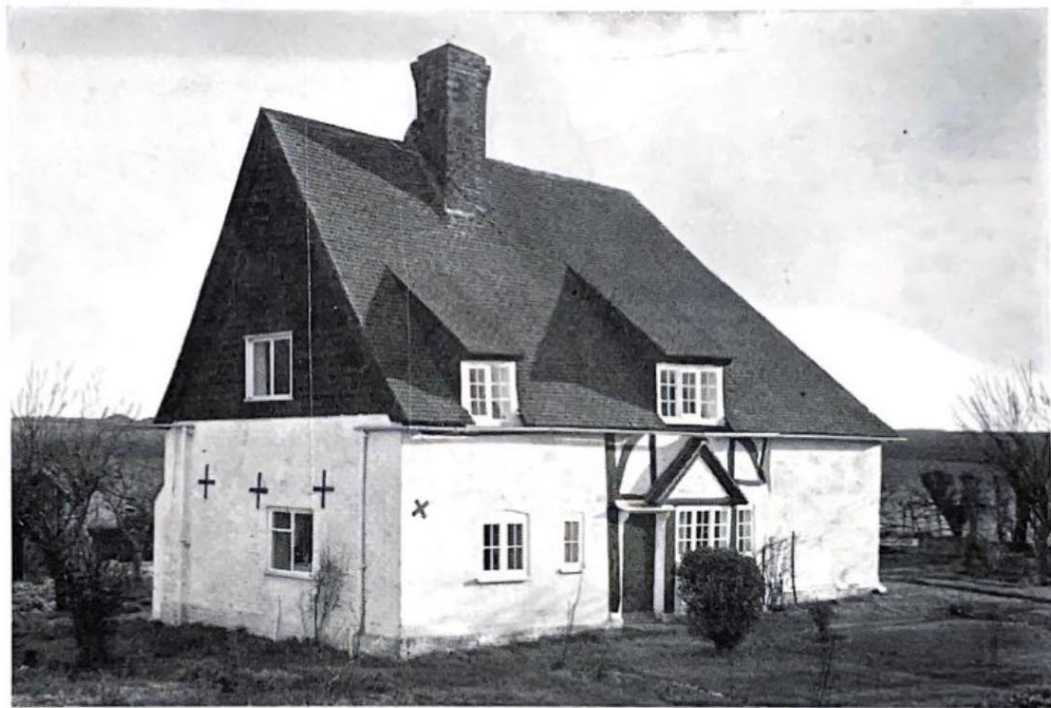
**Above:** Rebuilt side elevation



**Above:** Proposed Oak Porch



**Above:** Front Elevation with end bay addition



LOT 1.

**Above:** Front Elevation prior to end bay addition

### End Bay / Rear Elevation

The end bay was completely rebuilt in 1975 as part of an over haul of the property.

The proposed rear extension will replace the existing modern garden room.

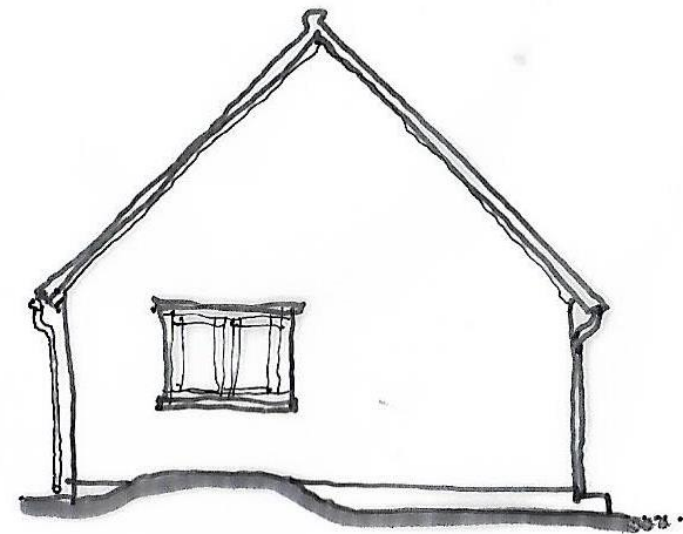
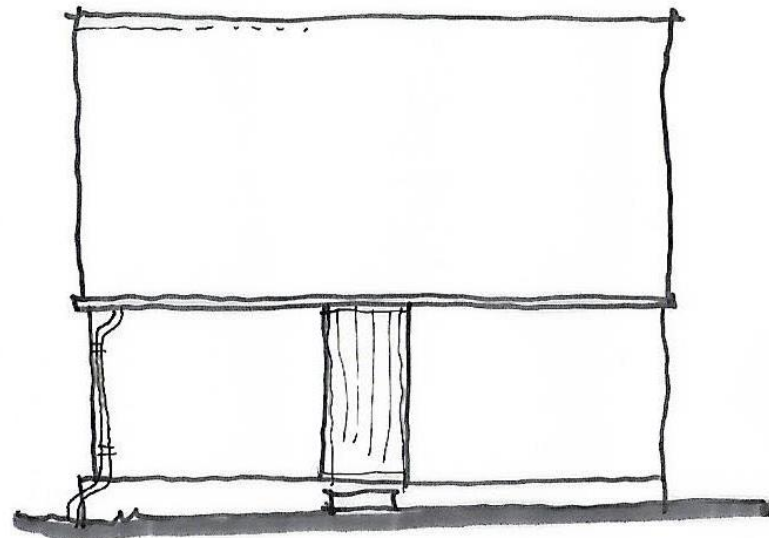
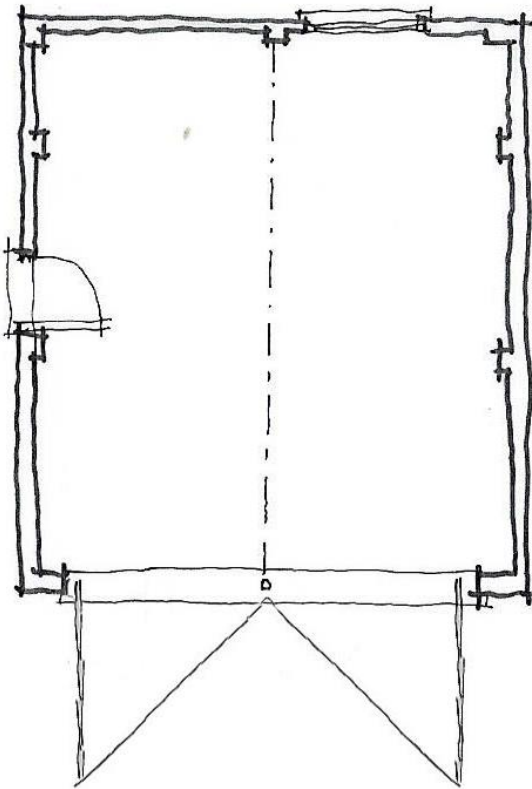
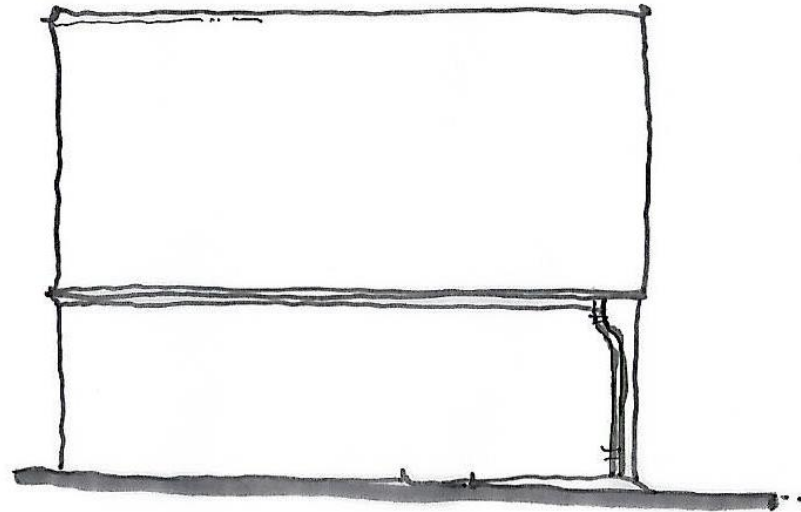
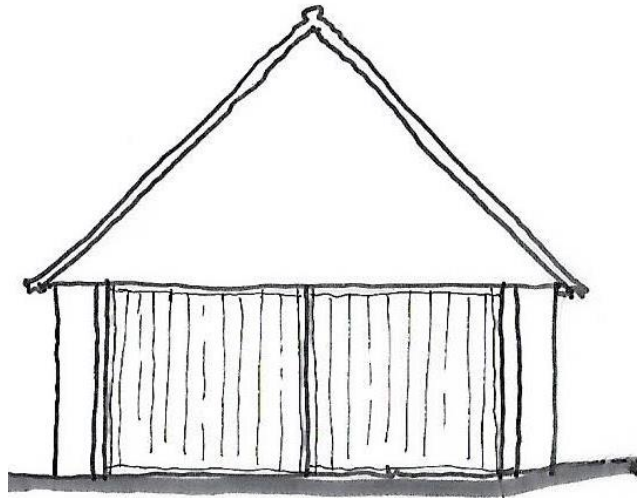


**Above:** Existing Rear Elevation



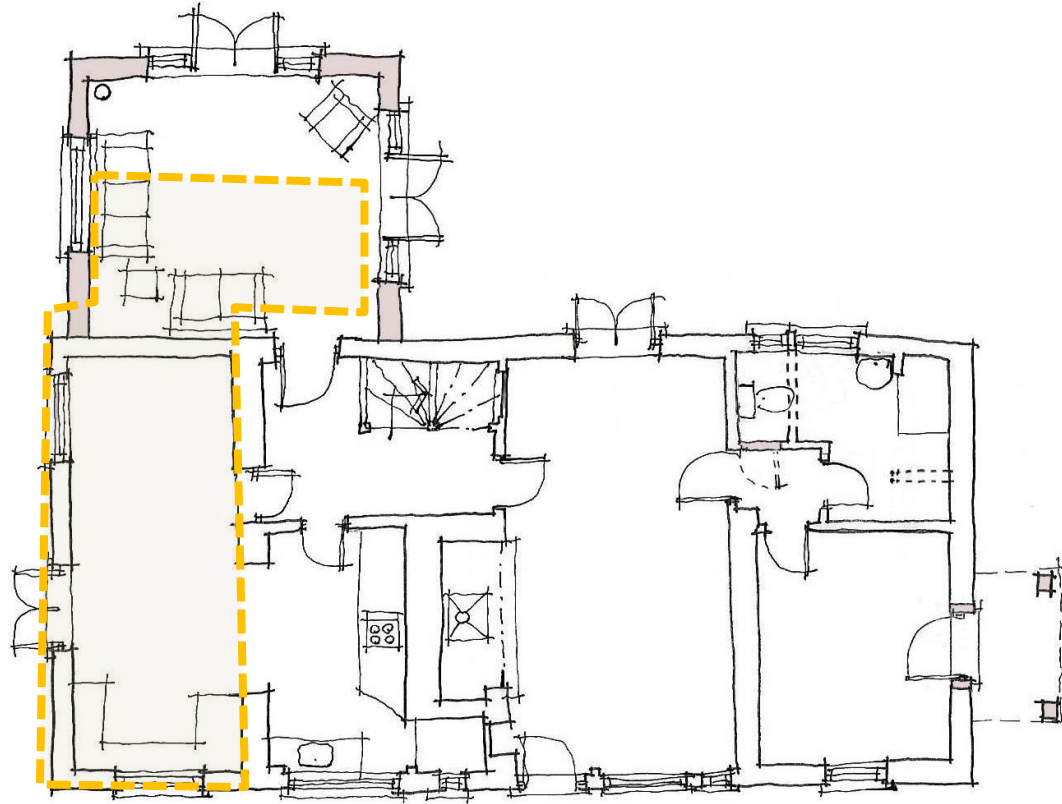
**Above:** Proposed Rear Elevation

Existing garage (1975) to be removed

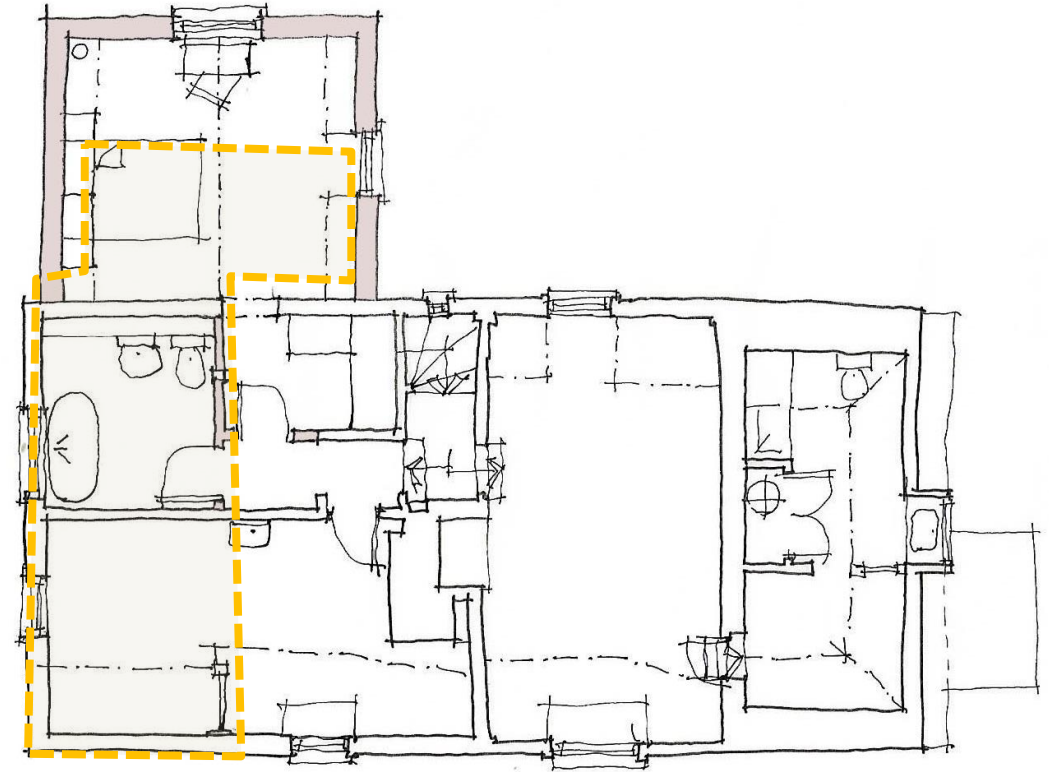




**Proposed Extension – Floor Plans**



**Above:** Proposed GFP (1975 addition highlighted)



**Above:** Proposed FFP (1975 addition highlighted)



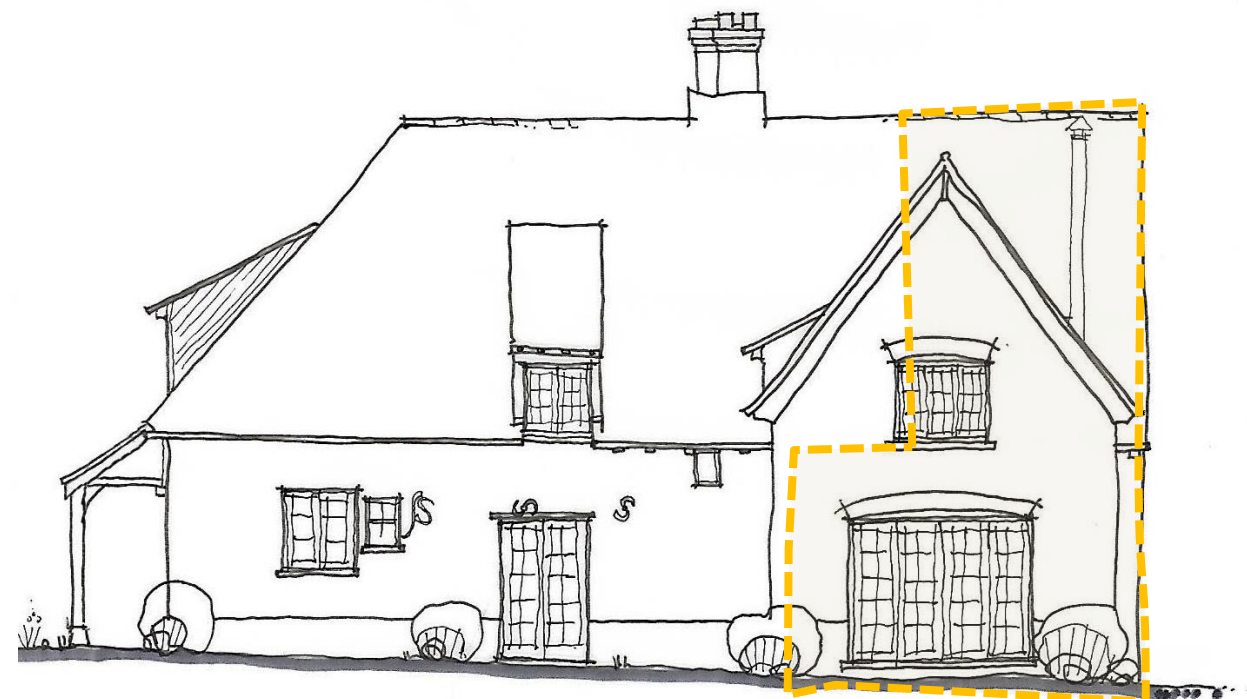
Above: Proposed Side (1975 addition highlighted)



Above: Proposed Front (1975 addition highlighted)

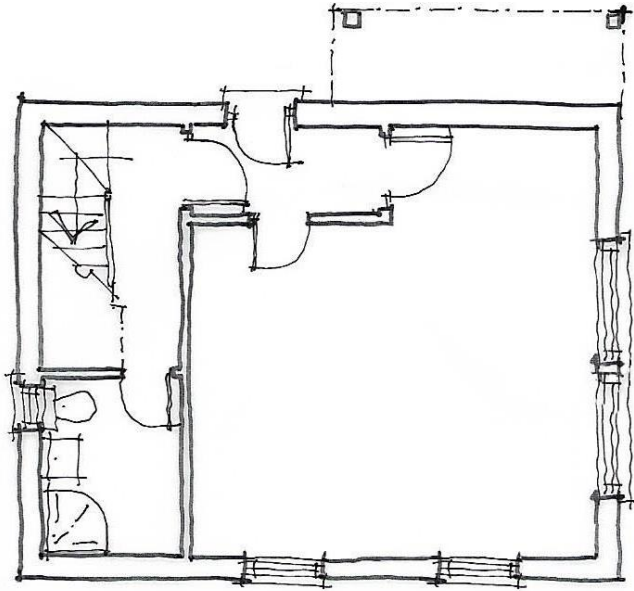


Above: Proposed Side (1975 addition highlighted)

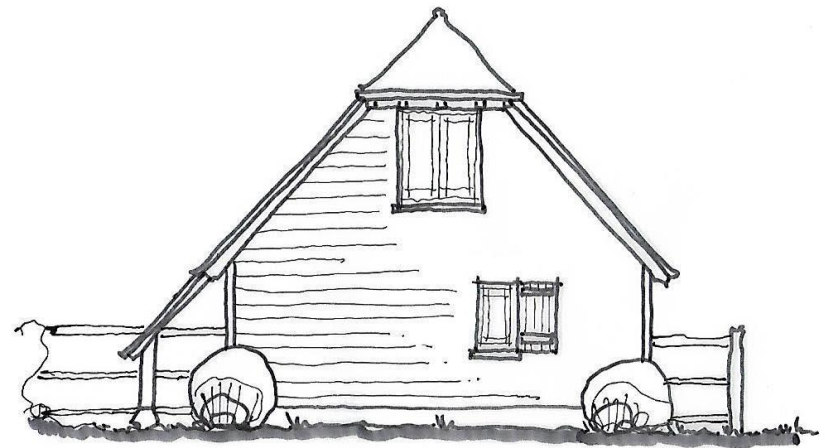


Above: Proposed Rear (1975 addition highlighted)

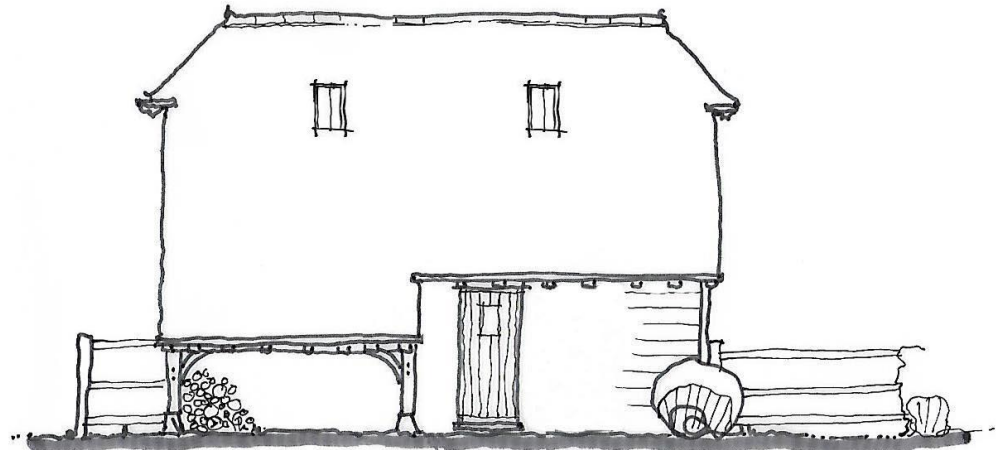
Proposed Studio / Ancillary Accommodation



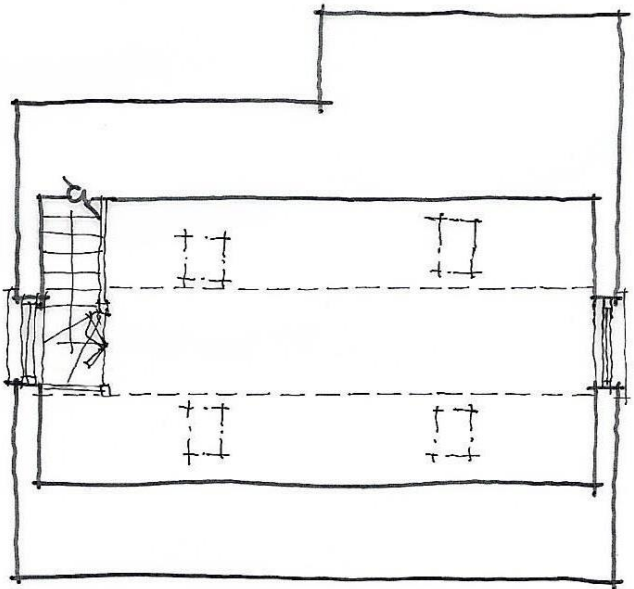
**Above:** Proposed GFP



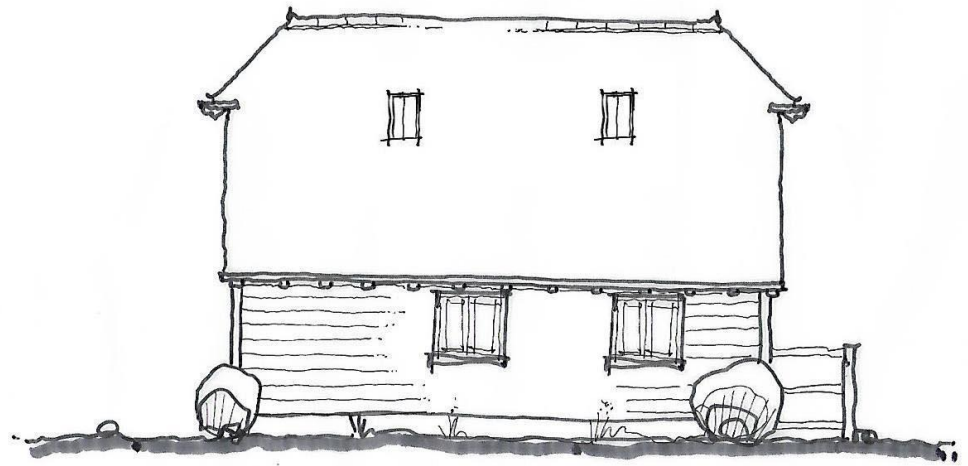
**Above:** Proposed Front



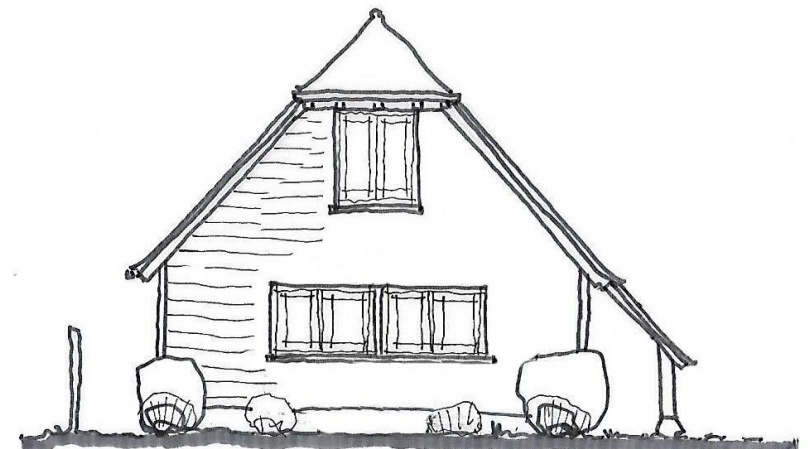
**Above:** Proposed Side



**Above:** Proposed FFP



**Above:** Proposed Side



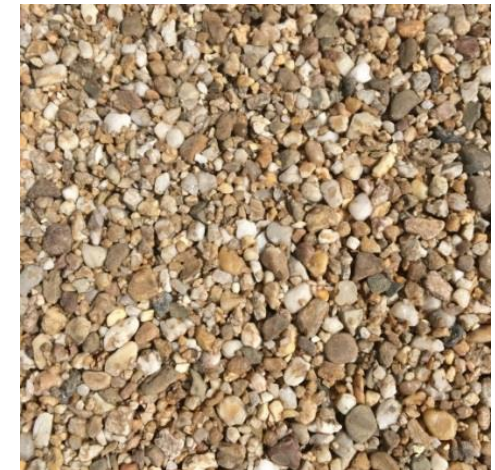
**Above:** Proposed Rear

### **Scale & Massing**

The scale and massing of the proposal has been design to ensure the proposal is 'in keeping' with the existing setting.

### **Appearance**

The use of traditional materials would be in keeping with the vernacular architecture thereby enhancing the character and interest of the setting.



### **Materials**

Suggested palette of materials

## **Landscaping and Ecology**

Existing hard standing will be removed.

The landscaping strategy is seeking to enhance, preserve and provide betterment to what it currently a site being left to its own device and falling into disrepair.

The proposed boundaries are clearly defined. The proposals are not seeking to alter these boundaries and will not encroach upon the neighbouring land, therefore the development is not having an adverse effect upon these rural edges.

The use of new native hedgerows and planting which encourages biodiversity will help to enhance the setting with the position of new hedgerows used at appropriate locations to avoid the site becoming fully enclosed, gaps along these boundaries will be vital to ensure views through to the countryside beyond is retained.

The scheme is seeking to retain the existing trees and provide additional new native species where relevant.

## **Parking**

Car parking will remain as existing.

## **Refuse**

Refuse storage will remain as existing.

## **Conclusion**

To conclude, it is felt that the proposal is in line with current policies and that of other relevant guidance has also been taken into consideration, which would look to support these proposals.

The proposal will contribute positively to the local area and provide high-quality proposal that is harmonious to the local context.